



PEAK DEVELOPMENT SERVICES

City of Las Vegas
Planning Department
731 S. Fourth Street
Las Vegas, NV 89101

RE: Jones & Rosada Residential – Justification Letter

To Whom It May Concern:

On behalf of our client, Red Vistas Development, Peak Development respectfully requests consideration of the enclosed Zone Change, Site Development Plan Review, Variance and Waiver for Jones & Rosada Residential. The proposed property is currently zoned RE and is located on the northeast corner of Jones Blvd. and Rosada Way. The proposed property would yield 4 homes on 1.98 acres. The proposed density of the project would be 2.02 units to the acre. To allow density and a desirable building area we are requesting consideration to rezone the property from RE to RPD-2.

This request for RPD-2 zoning will require a variance due to the acreage being under the required 5 acres for RPD-2 standards. The proposed property is 1.98 acres. A waiver of Title 18 requirements is also being requested for the off set distance of our entrance to centerline of Jones. The required offset is 250 feet from centerline to centerline. The distance from the centerline of Jones and Rosada to Rosada and Ansel Ct is 194 feet where 250 feet is required per Title 18.

Enclosed please find a site plan, elevations for your review of the site. Should you have any questions or need additional information please contact our office at (702) 451-5700.

Sincerely,
Peak Development Services

Steffanie Nelson
Director of Development

WVR-13523
06/22/06 PC